

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: July 19, 2006

Division: Growth Management

Bulk Item: Yes X No

Department: Plannning and Environmental Res.

Staff Contact Person: Jerry Sanders, Esq.
Ty Symroski

AGENDA ITEM WORDING: Discussion, update and guidance to Staff to proceed with preparing an agreement to redevelop *Seahorse Trailer Park* in Big Pine and *Rowell's Marina* in Key Largo.

ITEM BACKGROUND:

Boca Developers, LLC is the owner of *Rowell's Marina* in Key Largo and recently purchased the *Seahorse Trailer Park* on Big Pine Key. In a proposed "380 Agreement" they propose to redevelop *Seahorse Trailer Park* as 100 multi-family affordable housing and donate them to the County in exchange for the transfer of 130 market rate development rights to the *Rowell's Marina* property, plus a bonus of 5 market rate ROGO allocations.

PREVIOUS RELEVANT BOCC ACTION: On April 19, 2006, the BOCC heard this item; no official action was taken and it was scheduled to be heard at the May 16, 2006 and June 21, 2006 Board meetings. At the May 16, 2006 BOCC meeting in Key Largo the Planning Department Staff recommended that this item be continued to the June 21, 2006 meeting in Marathon at which Boca Developers representatives and interested member of the public spoke, but no official action was taken.

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATIONS: Grant authority for the County Administrator, Growth Management Staff and the County Attorney to continue to negotiate with *Boca Developers, LLC* and present a proposed Agreement to the Development Review Committee and the Planning Commission for recommendation to the Board of County Commissioners.

TOTAL COST: TBD **BUDGETED:** Yes No X

COST TO COUNTY: TBD **SOURCE OF FUNDS:** TBD

REVENUE PRODUCING: Yes No X **AMOUNT PER MONTH** **Year**

APPROVED BY: County Atty OMB/Purchasing Risk Management

DIVISION DIRECTOR APPROVAL: Ty Symroski 7/12/2-6
Ty Symroski

DOCUMENTATION: Included Not Required X

DISPOSITION: **AGENDA ITEM #**